



SARAROGA, 9 LEDCAMEROCH CRESCENT
BEARSDEN



c o r u m

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THE PROPERTY

4 | BEDROOMS 2 | BATHROOMS
3 | PUBLIC ROOMS

Situated in Bearsden's sought after conservation area and within the catchment area for Bearsden Primary and Bearsden Academy, 'Sarasoga' will undoubtedly suit family buyers looking to establish themselves in this mature, leafy location.

The home sits within generous, South facing garden grounds which afford fantastic open views owing to its elevated position across the surrounding district. Off street driveway parking can be found off Ledcameroch Crescent.

The property has gas central heating along with an oil fired Aga in the kitchen. It is predominantly double glazed. There are many original features retained including beautiful wooden flooring, original staircase and superb corning.

To the side of the home, the former garage affords excellent storage, this area in turn leads through to a vinery with established grape vines. This area has scope for future conversion into additional living space, subject to the necessary planning permissions / building warrants.

Ledcameroch Crescent is superbly located for access to Bearsden Cross, Bearsden railway station and The High School of Glasgow Junior School which is located conveniently around the corner.

The accommodation on offer extends to:

Ground floor accommodation

- Entrance vestibule
- Impressive reception hallway with storage
- Beautiful bay-windowed lounge
- Formal dining room with dual aspects
- Sitting / family room
- Dining sized kitchen
- Utility room
- Laundry room
- Shower room

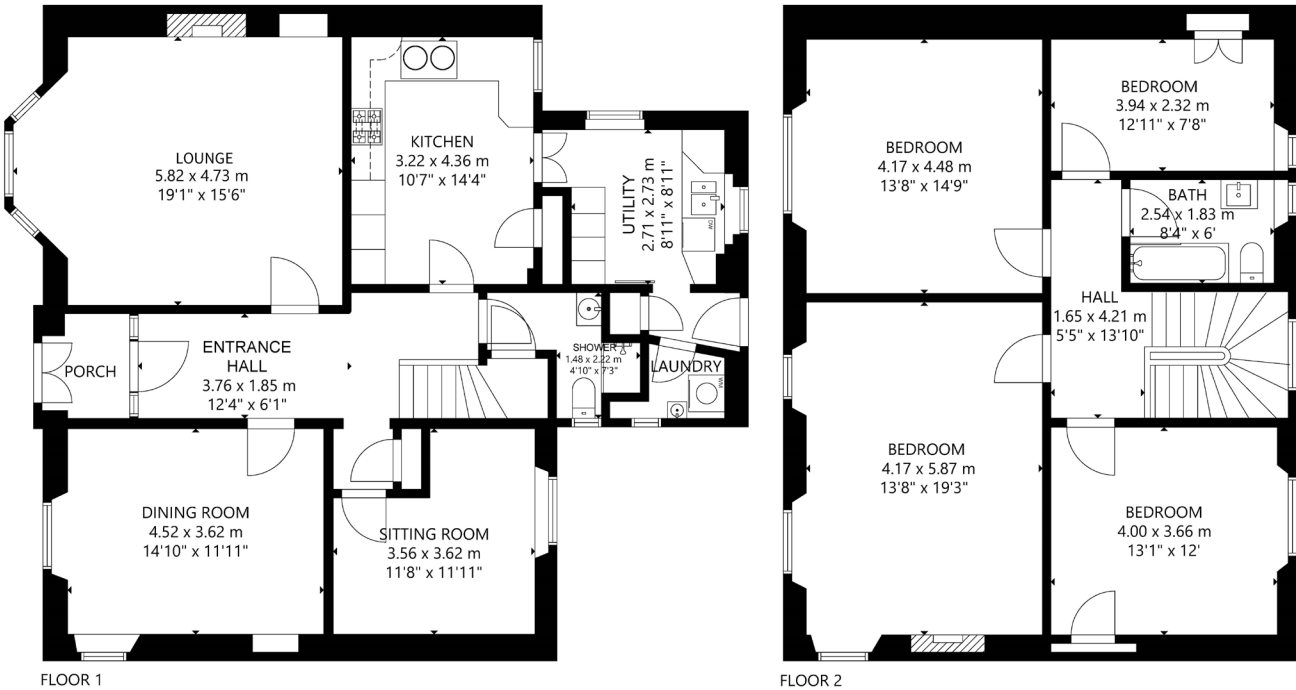
Upstairs accommodation

- Upper landing which is lit by an impressive stained glass window
- Master bedroom with fireplace and dual aspect windows
- Three further well-proportioned bedrooms
- Family bathroom









GROSS INTERNAL AREA
TOTAL 196 m²/2,116 sq ft
FLOOR 1: 105 m²/1,134 sq ft, FLOOR 2: 91 m²/982 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Local Area

The suburb of Bearsden is one of Glasgow’s most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow’s West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

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